WARRANTY DEED

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF JANUARY, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lori Adamson	FIRST COMMUNITY MORTGAGE	118 10 0 143.00
(NAME)	(NAME)	
3452 Crestridge Drive	262 ROBERT ROSE DRIVE SUITE 301	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	MURFREESBORO, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Chris A. DeLong and Karol Ann DeLong, Husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lori Adamson, an unmarried woman**HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Lot No. 85 and the southwesterly part of Lot No. 86 on the map of Pleasant Valley, of record in Plat Book 1424, page 63, Register's Office of Davidson County, Tennessee and described according to a copy of a survey made by Wm. A. Pitts, July 16, 1949, as follows: Said lot and part of lot adjoin and front together 67.1 feet on the westerly side of Crestridge Drive and runs back between lines 139.2 feet on the south line of Lot No. 85 and 168.6 feet on the northeast line of the southwest part of Lot No. 86 to a dead line, measuring 138 feet thereon.

Being the same property conveyed to Chris A. Delong and Karol Ann Delong, husband and wife by Warranty Deed from James Orville Morgan, IV and Caitlin Parsons Morgan, husband and wife, filed for record 05/09/2014 in Instrument No. 20140509-0039671, Register's Office for Davidson County Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 3452 Crestridge Drive, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20170007919 DEEDWARR
Recvd: 01/27/17 09:39 2 pgs
Fees:13.00 Taxes:1905.50
20170127-0008896

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 20 day of January, 2017.

Chris A. DeLong

Karol Ann DeLong

State of Tennessee
County of Davidson

On this 20 day of January, 2017, before me, a Notary public in and for said County and State, personally appeared Chris A. DeLong and Karol Ann DeLong, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public Shannon Philbin
My Commission Expires: 5/6/2019

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019